

# APPLICATION FORM

## CALIFORNIA READING AND LITERACY IMPROVEMENT AND PUBLIC LIBRARY CONSTRUCTION AND RENOVATION BOND ACT OF 2000 FUNDS

Administered by the California State Library, Office of Library Construction

The applicant local jurisdiction, pursuant to the Education Code, Title 1, Division 1, Part 11, Chapter 12, Articles 1-3, sections 19985-20011 and Title 5, Division 2, Chapter 3, sections 20430-20444 of the California Code of Regulations, hereby makes application for a state matching grant for the construction or remodeling of the public library facility described herein and in all supporting documents:

### APPLICATION FORM INSTRUCTIONS:

- ✉ Limit comments throughout the entire form to the space provided unless otherwise stated.
- ✉ Single space responses, limiting type size to no smaller than 11 points if using a computer, or 12 pitch (elite) if a typewriter is used.
- ✉ Attachments shall not be accepted unless required by regulation or called for in the application form.
- ✉ Applicants shall submit a completed Application Form and six additional copies of the form.

(See section 20440 for complete application submittal requirements)

## PROJECT IDENTIFICATION

1. Official Name of Project: > Orange Main Library Expansion

2. Type of Applicant Jurisdiction: > (Check one only)

City: ☒ County: ☐ City/County: ☐ District: ☐

3. Grant Applicant Name: > City of Orange

*Legal name of jurisdiction that will own building*

*(For multipurpose projects, list the legal name of the jurisdictions that will own the public library portion of the multipurpose building.)*

4. Authorized Official of the Applicant Jurisdiction: > Mark A. Murphy, of City of Orange, Mayor

*Mayor, Chairperson of Board of Supervisors, Head of Special District, authorized to sign the application*

Title: > Mayor

Phone: > 714-744-2201

E-mail: > [mayormurphy@MarkAMurphy.com](mailto:mayormurphy@MarkAMurphy.com)

Address: > 300 East Chapman Avenue

Orange, CA 92866-1506

5. Project Coordinator: > Nora Jacob, of City of Orange, Orange Public Library

*Name of individual who will have administrative control over the project for the applicant local jurisdiction*

Title: > City Librarian

Phone: > 714-288-2471

E-mail: > [njacob@cityoforange.org](mailto:njacob@cityoforange.org)

Address: > 101 North Center Street

Orange, CA 92866-1506

**6. Alternate Project Contact Person:** > Rick Otto, of City of Orange, Economic Development Department

*If the project coordinator is unavailable, the contact person shall be authorized to act in the capacity of the project coordinator.*

Title: > Project Manager Phone: > 714-288-2591

E-mail: > [rotto@cityoforange.org](mailto:rotto@cityoforange.org)

Address: > 230 East Chapman Avenue  
Orange, CA 92866-1506

**7. Head of Planning Department:** > Alice Angus, of City of Orange, Community Development Department

*(For the applicant jurisdiction, if applicable. Special Districts are exempt.)*

Title: > Director Phone: > 714-744-7240

E-mail: > [aangus@cityoforange.org](mailto:aangus@cityoforange.org)

Address: > 300 East Chapman Avenue  
Orange, CA 92866-1506

**8. Head of Public Works or General Services Department:** > Harry Thomas, City of Orange Public Works Department

*If Applicable: Head of Public Works or General Services Department for the applicant jurisdiction. Special Districts are exempt.*

Title: > Director Phone: > 714-744-5545

E-mail: > [hthomas@cityoforange.org](mailto:hthomas@cityoforange.org)

Address: > 300 East Chapman Avenue  
Orange, CA 92866-1506

**9. Operating Library Jurisdiction:** > Orange Public Library

*Legal name of library that will operate the public library.*

**10. Library Director Name:** > Nora Jacob, of City of Orange, Orange Public Library

*Public library director for the library jurisdiction that will operate the public library.*

Title: > City Librarian Phone: > 714-288-2471

E-mail: > [njacob@cityoforange.org](mailto:njacob@cityoforange.org)

Address: > 101 North Center Street  
Orange, CA 92866-1506

**11. Alternate Library Contact Person:** > Yolanda Moreno, of City of Orange, Orange Public Library

*If the library director is unavailable, the contact person shall be authorized to act in the capacity of the library director.*

Title: > Senior Librarian Phone: > 714-288-2425

E-mail: > [ymoreno@cityoforange.org](mailto:ymoreno@cityoforange.org)

Address: > 101 North Center Street  
Orange, CA 92866-1506

**12. Library Building Program Consultant:** > Lisa Atkins, of Graham Edmunds

*(If applicable)*

Title: > Subconsultant to Group 4 Phone: > 403-283-7796

E-mail: > [lisa.atkins@gearch.com](mailto:lisa.atkins@gearch.com)

Address: > 200, 1167 Kensington Cres. N.W.,  
Calgary , Albera T2N N 1x7

**13. Technology Planning Consultant** > Ray Swartz, of Konsortum 1

*(If applicable)*

Title: > Principal Phone: > 949-221-0432  
E-mail: > [rswartz@konsortum\\_1](mailto:rswartz@konsortum_1)  
Address: > 17891 Sky Park Circle, Suite B  
Irvine, CA 92614

**14. Project Architect:** > James Wirick, AIA, of LPA, Inc. License # > C15998

*Providing construction budget estimate and/or conceptual plans.*

Title: > Principal Phone: > 949-261-1001  
E-mail: > [jwirick@lpainc.com](mailto:jwirick@lpainc.com)  
Address: > 17848 Sky Park Circle  
Irvine, CA 92614

**15. Project Manager:** > Jerry Bailey, of City of Orange, Manager of Engineering

*(If applicable)*

Title: > Principal Civil Engineer Phone: > 714-744-5531  
E-mail: > [jbailey@cityoforange.org](mailto:jbailey@cityoforange.org)  
Address: > 300 East Chapman Avenue  
Orange, CA 92866-1506

**16. Construction Manager:** > To Be Determined

*(If applicable)*

Title: > \_\_\_\_\_ Phone: > \_\_\_\_\_  
E-mail: > \_\_\_\_\_  
Address: > \_\_\_\_\_  
\_\_\_\_\_

**17. Construction Cost Estimator:** > John Mauk, of O'Conner Construction

*(If applicable)*

Title: > Senior Cost Estimator Phone: > 949-476-2094  
E-mail: > [jmauk@ocmi.com](mailto:jmauk@ocmi.com)  
Address: > 19600 Fairchild, Suite 300  
Irvine, CA 92612

**18. Hazardous Materials Consultant:** > Kenneth F. Roberts, of KR Environmental Services, Inc.

*(If applicable)*

Title: > Field Operations Manager, Certified Lead Inspector #I2864 Phone: > 714-378-0834  
E-mail: > [krenv@aol.com](mailto:krenv@aol.com)  
Address: > 18582 Beach Boulevard, #210  
Huntington Beach, CA 92648-2043

**19. Project Interior Designer:** > Chris Lentz of LPA, Inc.

*(If applicable)*

Title: > Associate Phone: > 949-261-1001  
E-mail: > [clentz@lpainc.com](mailto:clentz@lpainc.com)  
Address: > 17848 Sky Park Circle  
Irvine, CA 92614

## TYPE OF PROJECT

### New Public Library Building

1. Construction of a New Public Library Building
2. Conversion of an Existing Building into a New Public Library Building
3. Conversion and Expansion of an Existing Building into a New Public Library

#### Gross Total Project Square Footage

> \_\_\_\_\_ 0 SF

> \_\_\_\_\_ 0 SF

> \_\_\_\_\_ SF

(Include both new & remodeled square footage.)

#### Gross Square Footage

Remodeling: > \_\_\_\_\_ 0 SF

Expansion: > \_\_\_\_\_ 0 SF

Priority:

☐ First Priority "Joint Use"

☐ Co-Location Joint Use

☐ Joint Venture Joint Use

☐ Computer Center

☐ Shared Electronic/Telecommunications

☐ Family Literacy Center

☐ Subject Specialty Center

☐ Homework Center

☐ Career Center

☐ Other similar collaborative library services with direct benefit to K-12 students

Specify: > N/A

☐ Second Priority "All Others"

### Existing Public Library Building

4. Remodeling an Existing Public Library Building
5. Remodeling and Expansion of an Existing Public Library Building

#### Gross Total Project Square Footage

> \_\_\_\_\_ SF

> \_\_\_\_\_ 45,000 SF

(Include both new & remodeled square footage.)

#### Gross Square Footage

Remodeling: > \_\_\_\_\_ 17,000 SF

Expansion: > \_\_\_\_\_ 28,000 SF

☐ First Priority

A public library project in the attendance area of a public school that has inadequate infrastructure to support access to computers and other educational technology.

"Inadequate infrastructure" is defined as an incoming telecommunication connection to a school building of equal to or less than 512 thousand bits per second (512K bps)

Name of Public School: > \_\_\_\_\_

☒ Second Priority "All Others"

### Field Act Applicability (Joint use projects only)

6. Is the project subject to the Field Act?

>

YES ☐

NO ☒

## Multipurpose Buildings *(Multipurpose Building Projects Only)*

Is the project a Multipurpose Building?

>

YES ☐ NO ☒

*(A multipurpose building is a multi-occupant facility, part of which is a public library and part of which is used for other purposes.)*

### Types of Multipurpose Building Uses & Square Footage Allocations

Space Use	SQ FT	%
1. Dedicated to Public Library Use <i>(Including Public Library / School Library Use, if Joint Use Project)</i>	> _____ SF	0 <i>Line 1 SF divided by (Line 1 SF + Line 3 SF)</i>
2. Dedicated to "Other" Uses	<u>SQ FT</u>	
A. Specify > _____	_____ - SF	
B. Specify > _____	_____ - SF	
C. Specify > _____	_____ - SF	
D. Specify > _____	_____ - SF	
E. Specify > _____	_____ - SF	
F. Specify > _____	_____ - SF	
G. Specify > _____	_____ - SF	
H. Specify > _____	_____ - SF	
3. Subtotal: Dedicated to "Other" Uses	> 0 SF <i>Add Lines 2A SF thru 2H SF</i>	0 <i>Line 3 SF divided by (Line 1 SF + Line 3 SF)</i>
4. Common Areas <sup>1</sup>		
5. Subtotal: Total of Common Areas <sup>1</sup>	> _____ SF <i>Must equal Line 6 SF + Line 7 SF</i>	
6. Public Library Pro Rata Share of Common Areas <sup>1</sup>	> <u>SQ FT</u> 0 SF <i>Line 5 SF x % in Line 1</i>	
7. "Other" Uses Pro Rata Share of Common Areas <sup>1</sup>	> <u>SQ FT</u> 0 SF <i>Line 5 SF x % in Line 3</i>	
8. TOTAL MULTIPURPOSE BUILDING SQUARE FOOTAGE	> 0 SF <i>Add Lines 1SF, 3 SF, &amp; 5 SF</i>	
9. SF ATTRIBUTABLE TO PUBLIC LIBRARY USE	> 0 SF <i>Line 1 SF + Line 6 SF</i>	

<sup>1</sup> "Common Areas" are those areas of a multi-occupant building that are shared by all occupants, such as lobbies, vestibules, mechanical rooms, restrooms, custodial areas, delivery, shipping and receiving areas, loading docks, kitchenettes, auditoriums, meeting rooms, conference rooms, and storage areas that are used by all parties of a multipurpose building.

# PROJECT PLANNING INFORMATION

## Population Growth

When providing the 1980, 2000, and 2020 population figures below, the applicant shall count only those residents:

- (a) Within the official boundaries of the applicant jurisdiction, and
- (b) Within the service area of the proposed project, but
- (c) Exclude all people living within the boundaries of other special district, county, or city public library service areas, for which there is no public library service contract with the applicant.

### All Projects:

1. **Public library project's service area 1980 population:** > 91,788

2. **Source:** > U.S. Census and Center for Demographic Research Fullerton 2000

3. **Population Percentage Change from 1980 to 2000:** > 40%

4. **Public library project's service area 2000 population:** > 128,821

5. **Source:** > U.S. Census and Center for Demographic Research Fullerton 2000

6. **Population Percentage Change from 2000 to 2020:** > 9%

7. **Public library project's service area 2020 population:** > 140,674

8. **Source:** > U.S. Census and Center for Demographic Research Fullerton 2000

### Joint Use Projects (Both Co-location & Joint Venture Projects):

9. **Project's public school attendance area(s) 1980 student population:** >

10. **Source:** >

11. **Population Percentage Change from 1980 to 2000:** > %

12. **Project's public school attendance area(s) 2000 student population:** >

13. **Source:** >

14. **Population Percentage Change from 2000 to 2020:** > %

15. **Project's public school attendance area(s) 2020 student population:** >

16. **Source:** >

## Existing Library Facility Square Footage

### Existing Public Library:

1. The current gross square footage of the existing public library(s) being replaced is:

> 17,000 SF  
If no existing public library facility, enter "0."

### Existing School Library: (Co-located Projects Only)

2. The current gross square footage of the existing school library(s) being replaced is:

> 0 SF  
If no existing school library facility, enter "0."

## Library Facilities Master Plan

Describe the relationship of the proposed project to other existing or planned library facilities for the jurisdiction.

The Orange Public Library Facilities Master Plan identifies a total of four projects to bring new and expanded public libraries to every area of the City. The proposed Orange Main Library Expansion project represents Phase One of a three-phase program that takes the City of Orange nearly two decades into the future. This 18-year build-out plan would be accomplished in three phases:

- o Phase One (2002-2007): Expansion of the existing Main Library by 28,000-sq-ft addition;
- o Phase Two (2008-2013): Expansion of the existing El Modena Branch Library by 6,113-sq-ft addition; construction of a new 23,300-sq-ft East Orange Branch Library;
- o Phase Three (2014-2020): Expansion of the existing Taft Branch Library by 12,326-sq-ft addition, or relocation of its services to a larger site.

As percentages of Orange's demonstrated need for a total of 104,600 square feet of public library space – representing 0.7 square feet per capita -- citywide by 2020, the phased improvements would proceed to meet that need as follows:

Existing square footage (2002): 33% of need (34,861 sq ft)  
Completion of Phase One (2002-2007): 60% of need (62,861 sq ft)  
Completion of Phase Two (2008-2013): 88% of need (92,274 sq ft)  
Completion of Phase Three (2014-2020): 100% of need (104,600 sq ft)

These recommendations were developed by the library consultant using several criteria, including emerging opportunities, operation cost management, capital cost management, and project oversight using limited City staff resources.

## Age of the Existing Library Facility

See Definition of "Existing Public Library," section 20430.

### All Projects

1. When was the existing public library building(s) that will be replaced or improved built? > 1961 Year  
*If no existing public library facility, enter "N / A"*

*If proposed project will replace more than one building, list the oldest of the buildings.*

### Co-Located Joint Use Projects Only

In addition to the information listed above:

2. When was the existing school library building(s) that will be replaced or improved built? > N/A Year  
*If no existing school library facility, enter "N / A"*

*If proposed project will replace more than one building, list the oldest of the buildings.*

## Condition of the Existing Library Facility

See Definition of "Existing Public Library," section 20430.

### All Projects

3. When was the most recent structural<sup>1</sup> renovation or expansion of the existing public library building(s) that is to be replaced or improved by the proposed project? > N/A Year  
*If no existing public library facility, enter "N / A"*

*If proposed project will replace more than one building, list the oldest of the buildings.*

### Co-Located Projects Only

In addition to the information listed above:

4. When was the most recent structural<sup>1</sup> renovation or expansion of the existing school library building(s) that is to be replaced or improved by the proposed project? > N/A Year  
*If no existing school library facility, enter "N / A"*

*If proposed project will replace more than one building, list the oldest of the buildings.*

<sup>1</sup> Pertaining to the load bearing elements of the building



# SITE INFORMATION

## Ownership and Availability

### Site

1. Is the library site currently owned by the applicant?

Yes ☒ No ☐

2. Will the library site be owned by the applicant?

Yes ☒ No ☐

3. Will the library site be leased by the applicant?

Yes ☐ No ☒

4. If the library site will be leased, provide the name of the owner: > N/A

5. Was the site acquired with funds from the "Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998"?

[See Education Code section 19995(c)]

Yes ☐ No ☒

6. Is the site currently dedicated to the operation of a public library?

Yes ☒ No ☐

### Building *(For Conversion Projects Only)*

7. Is the building to be converted currently owned by the applicant?

Yes ☐ No ☒

8. Will the building be owned by the applicant?

Yes ☐ No ☒

## Title Considerations

### Site

9. Are there any exceptions to marketable record title?

Yes ☒ No ☐

### Building *(For Conversion Projects Only)*

10. Are there any exceptions to marketable record title?

Yes ☐ No ☒

## Appraisal

*(No appraisal is required if the value of the land or building will not be claimed as an eligible project cost or a local matching fund credit.)*

### Site

11. What is the appraised value of the library site?  
(or library portion of site, if multipurpose project)

> \$ 958,320

12. Does the appraiser have a State Certified General Real Estate Appraiser's License?

Yes ☒ No ☐

### Building *(For Conversion Projects Only)*

13. What is the appraised value of the building?  
(or library portion of site, if multipurpose project)

> \$

14. Does the appraiser have a State Certified General Real Estate Appraiser's License?

Yes ☐ No ☐

## Site Use Potential

### Accessibility

Describe the accessibility of the proposed site for the residents in the library service area:

#### Equal Access

Discuss the site's accessibility to all parts of the library service area and its location in relationship to the geographic center of the library service area. Discuss any natural and artificial barriers that may impede access to the site.

The Orange Main Library Expansion site is extremely accessible to all parts of the Main Library's service area and is situated virtually at the geographic center of that service area. The service area is defined by major roadways: It stretches from the City's western boundary (just beyond Interstate 5 and SR 57) to the Costa Mesa-Newport Freeway (SR 55) as its eastern boundary, and from the Garden Grove Freeway (SR 22) at the City's southern boundary, to Katella Avenue, one of Orange's two major east-west arterial thoroughfares, as the northern boundary. The library site itself is located on Chapman Avenue, Orange's other major east-west arterial, three blocks east of the "Plaza" area and traffic circle. There are smaller streets throughout the downtown grid as well. Thus, for anyone driving a vehicle, access to the site is ample and easy. Similarly, those using mass transit have ample and easy access due to immediate proximity of three bus stops serving eight regional routes along the library's two-block span of Chapman Avenue. And pedestrians have similarly fine access due to the well-developed and maintained network of sidewalks, crosswalks, and traffic signals in the Main Library's service area and throughout the City. No natural or artificial barriers exist.

#### Public Transit Access



Number of public transit stops located within 1/4 mile of site: > 3

If public transit is available in the library service area, describe the various public transit access opportunities for the site. If no public transit is available in the library service area, enter "No Public Transit Service."

The subject site is located within 300' of the 3 bus stops that are served by 8 regional bus routes by the Orange County Transportation Authority (OCTA). Bus Route 54 runs East/West on Chapman Avenue from the City of Garden Grove (West of the subject site) to Santiago College six miles East of the Orange Main Library Expansion.

There are several OCTA routes 53, 59, 71, 167 that intersect this route from the North and South with public transit from the Cities of Brea to Santa Ana, and from Yorba Linda to Balboa in Newport Beach, which cross within one mile of the Orange Main Library Expansion.

In addition, there is a Metrolink Transportation Center (rail line) one mile due west of the Orange Main Library Expansion with bus connections to routes 54 and 59 which both serve the subject site.

## Pedestrian & Bicycle Access

Describe other access opportunities such as pedestrian walkways and bicycle paths. Discuss plans for amount and location of bicycle parking, including local ordinance requirements.

The Orange Main Library Expansion is located in the heart of the City of Orange's downtown, an area renowned for excellent eating and shopping opportunities (it is known as "the antiques capital of Southern California") and for its historic ambiance. The many people who walk around Orange's downtown "Plaza" district, residents in the library's surrounding neighborhood, and children from several nearby private and public schools will continue to enjoy the simple, easy pedestrian access to the expanded library that they already appreciate in the existing but significantly undersized facility. The cul-de-sac designed to close Center Street as part of this project is expected to draw neighboring residents who enjoy green space. Existing sidewalks -- particularly the sidewalk along Chapman Avenue, the City's major east-west arterial located on the library's south side, and including neighborhood sidewalks on the library's other three sides -- will provide ample pedestrian access opportunities. The Orange Main Library Expansion will also feature two racks for bicycle parking, in accord with the City's parking ordinance requirements, although bicycle traffic in the downtown area has never been substantial.

## Automobile Access

Describe the site's accessibility by automobile for residents of the library service area. Take into consideration traffic, traffic systems, and availability of curb cuts.

The Orange Main Library Expansion is situated on Chapman Avenue three blocks east of the historic downtown "Plaza" area. With its new front door set to open onto the Chapman Avenue side, the library will be given a new address to reflect this prominent location along the City's major east-west arterial thoroughfare and will more prominently beckon to vehicular traffic than the existing facility does now. Two entry/exit driveways onto Chapman Avenue will facilitate vehicular access, and a third driveway (specified as right-turn-exit-only) will provide a way to keep parking-lot traffic from backing up. Drivers make more than 24,000 trips each day past the library site to get to the Civic Center across the street, to the Plaza area downtown, or further west in the City where major additional development/employment is located. The City is just completing a new signage program, being developed by Hunt Design Associates of Pasadena, to promote the one-square-mile Old Towne Orange area as a destination for visitors and residents alike, and all directional and informational signage will include the Main Library as a specific destination opportunity.

## Proximity to Major Thoroughfares

List the major arterial routes in the library service area with the most recent traffic counts (number of vehicles per day):

	<u>Street Name</u>	<u>Number of Blocks from Site</u>	<u>Traffic Count</u>	<u>Count Date</u>
1. >	Chapman Avenue	0	24,000	06/20/98
2. >	Tustin Street	9	30,000	06/20/98
3. >	Glassell Street	4	12,700	06/20/98
4. >				

### Library Automobile Parking

1. Number of library parking spaces available off street, on library site..... > 162 spaces
2. Number of library parking spaces available off street, off library site..... > 11 spaces  
(within 500 feet of front door)
3. Number of parking spaces available on street..... > 41 spaces  
(within 500 feet of front door)
4. Total Number of Spaces Available for Library Parking..... > 214 spaces

### Zoning Requirements

5. Number of on-site library parking spaces required by local zoning..... > 180 spaces
6. Was a zoning variance or waiver obtained for the project for parking?..... > Yes ☒ No ☐
7. If so, by how many spaces were the parking requirements reduced?..... > 18 spaces
8. Provide number of square feet per parking space as required by local zoning..... > 153 SF
9. If no local zoning requirement, provide the average number of square feet per parking space used in the project calculations..... > 0 SF

### Automobile Parking to Building Square Footage Ratio

10. Calculate: 
$$\frac{\text{\# of Square Feet of Parking}}{\text{\# of Square Feet of Building}} = \frac{47,165 \text{ SF}}{45,000 \text{ SF}} = 1.05 \text{ SF of Parking / 1 SF of Building}$$

Example: 
$$\frac{\text{\# of Square Feet of Parking}}{\text{\# of Square Feet of Building}} = \frac{15,000 \text{ SF}}{10,000 \text{ SF}} = 1.50 \text{ SF of Parking / 1 SF of Building}$$

### Library Bicycle Parking

11. Total Number of Spaces Available for on-site Library Bicycle Parking..... > 10 spaces

### ***Parking Rationale***

Describe the rationale behind the amount of parking that will be available for the project, including: (1) the location of the automobile parking (on-site or off-site), both within and beyond 500 feet of the library entrance; (2) local zoning requirements; (3) the availability of public transportation; (4) bicycle parking and bicycle and pedestrian paths; and (5) any other considerations impacting automobile parking requirements including, but not limited to, parking partnerships with shared use agreements.

The project will be developed with 162 on-site parking spaces. The on-site parking spaces are located around the perimeter of the building and are readily accessible from the new library's two public entrances and one employee entrance (all on-site parking spaces are within 400 feet of one of the entrances to the building). The City's Parking Ordinance requires a minimum of 180 parking spaces for a 45,000 sq. ft. library building). However, on May 28, 2002 the Orange City Council approved Administrative Adjustment 9-02 to allow a 10% reduction (18 parking spaces) in required parking, therefore, reducing the minimum required number of parking to 162 parking spaces. The City Council approved Administrative adjustment 9-02 based on the findings that many patrons who use the library arrive on public transportation (The subject site is located within 300' of the 3 bus stops that are served by 8 regional bus routes.) and walk to the library from adjacent and nearby commercial, office, educational, and institutional uses.

The subject site is located in Old Towne Orange that is developed with over 300,000 sq. ft. of mixed-use developments, Orange Civic Center, and within walking distance of Chapman University and Orange High School. The proposed site plan includes provision of 300 sq.ft. for motorcycle parking area and 2 bicycle racks (as required by the City's Parking Ordinance).

### ***Visibility***

Describe how visible and prominent the public library building will be within the library service area.

The current library resides at the edge of the Old Towne Historic District and directly across the street from the Orange Civic Center. The site has the potential to become a focal piece for the community as well as an important gateway element to the Old Towne Area. Currently, the library is accessed through the North side of the building taking focus off of the prominent Chapman Avenue South facade. The expanded configuration allows for a dual entry functioning off both the North and South elevations. Since Chapman Avenue serves as a primary North-South connector road through the City, the design goal was to create a distinct and prominent statement along the Chapman elevation allowing for maximum visibility and utilization of this unique site. Careful historical research led to the development of a contextual architectural style which would be harmonious with the local context, but still allow the library to become a statement for this proud community. The chosen Spanish Colonial style allows for the incorporation of a tower feature which has the potential to become an icon not only for the library, but for the entire Orange Civic Center as well.

## ***Community Context & Planning***

Describe the proximity of the proposed site to other facilities and areas of the community, and how that proximity enhances the use of the library by the residents in the library service area. Describe the appropriateness of the proposed site including whether the proposed library project will contribute to the establishment, redevelopment, or revitalization of a community or downtown core, business district, or neighborhood. Describe how the proposed library is connected to other uses, including public use facilities, by a full range of transportation and pedestrian options.

The proximity of the library is centrally located within the community and will act as a gateway to the Old Towne Orange historic district. The library site is directly adjacent to over 300,000 sq. ft. of mixed-use developments, the Orange Civic Center, and within walking distance of Chapman University and Orange High School. The Needs Assessment survey identified that 55% of the interviewees (301 persons) currently use this branch library.

Many of those patrons who use the library arrive on public transportation. The subject site is located within 300' of 3 bus stops that are served by 8 regional transit routes. Patrons may also take advantage of the unique opportunity to walk to the library from adjacent and nearby residential, commercial, office, educational, and institutional uses. The proposed site plan also includes provisions for a 300 sq.ft. motorcycle parking area and 2 bicycle racks (as required by the City's Parking Ordinance).

Through careful design and planning the library facility will fit comfortably within the Old Towne historic district. The building is designed specifically to compliment existing historic, public structures throughout the community and will no doubt set a standard for the development of future public architecture. The site was chosen to potentially spark the revitalization of adjacent public architecture while creating a distinct gateway into the Historic Plaza Area. The expanded site will feature public, outdoor gathering areas which will serve as a hub for social events as well as provide opportunities for increased library exposure within the community.

## ***Site Selection Process***

Describe the site selection process including community and planning department involvement, consultant assistance, as well as any other pertinent activities associated with determining the best site for the library project.

The site selection process was led by consultants from Group 4 Architecture, Research + Planning and involved a task force from the City's Planning Division, Orange Public Library, the Economic Development Department, and community residents. The City of Orange had previously (in 1980 and in 1988) gone through the process of identifying potential sites for a new Main Library but then had not proceeded with further steps to build it. The site selection task force reviewed those earlier lists and then spent two months examining maps, visiting potential acreage, and drawing up criteria. Several sites were reviewed. As an already mature city with few areas of available and appropriate open space, Orange had only a few possibilities to consider. The task force and consultants' consensus -- affirmed by the City Council in February, 2002 -- was that the existing Main Library site should be chosen because it serves the greatest amount of people and already lies within the heart of the community. Coupled with interest in relocating the historic City-owned Edwards House elsewhere into Old Towne for residential use, and the availability of an Orange Redevelopment Agency-owned parking lot immediately across from the existing library, it became clear that sufficient acreage would be achieved to site a Main Library that would effectively meet community needs.

### **Site Selection Summary**

Describe why the proposed site was selected and why it is the best available location for the proposed public library project. If there are problems with the proposed site, are there mitigating circumstances that lessen the negative impact of the problem or problems? Describe any proposed design solutions that may moderate the site's drawbacks.

The proposed Orange Main Library Expansion site was selected because of its close proximity to major transit corridors (including one of the City's two major east-west arterials) and public transportation; its existing identity and familiarity to residents within the Old Towne Orange Historic District and surrounding neighborhood; its ease of all forms of access (by car, bus, bicycle, and pedestrian); and its potential to enrich the Civic Center complex located across Chapman Avenue as well as the historic district of which it is a part. In addition, the site provided sufficient acreage to accommodate the expansion size (45,000 sq ft) called for by the needs assessment. Moreover, geotechnical and environmental studies confirmed that there are no significant problems with the proposed site -- an important consideration in a mature city with little available and appropriate open space remaining.

The current site has only one entry door, on the north side, leading directly into a rear parking lot. The planned expansion resolved that problem by designing a striking dual-entry building that will provide both parking-lot access and access from the front of the expanded Main Library, on Chapman Avenue where visibility is most prominent. The planned expansion also will close Center Street -- a side street running west beside the existing building -- and create a cul-de-sac on Center Street just north of the expanded site. This resolved the potential drawback of safety and traffic hazards that might exist if Center Street were allowed to remain open for through traffic, with head-in parking for library users' vehicles. The cul-de-sac also optimizes opportunities for pedestrian access to the Orange Main Library Expansion site, particularly for residents living in the immediate neighborhood.

## Site Description

### Size

The total square footage of the library site should equal the square footage shown in 1 through 8 below:

#### **All Projects** (Except Multipurpose Buildings)

#### **Square Footage**

1. Proposed Library Building Footprint <sup>1</sup>	>	32,200 SF
2. Proposed Library Surface Parking Lot	>	47,165 SF
3. Proposed Library Parking Structure Footprint <sup>1</sup>	>	0 SF
4. Future Library Building Expansion Footprint <sup>1</sup>	>	0 SF
5. Future Library Parking Expansion	>	0 SF
6. Required Local Zoning Set-Backs	>	11,749 SF
7. Desired Aesthetic Set-Backs & Amenities	>	18,200 SF
8. Miscellaneous & Unusable Space	>	0 SF
<b>9. Total Square Footage of Library Project Site</b>	>	<b>109,314 SF</b>
10. Proposed Under-Building Parking	>	0 SF

<sup>1</sup> "Footprint" means the square footage of surface area of the site that a building or structure occupies. For example, a single story 10,000 square foot building would have a 10,000 square foot footprint, but a two-story 10,000 square foot building with 5,000 square feet on each level would have a footprint or 5,000 square feet.

#### **Multipurpose Building Projects Only**

		<b>A</b> Library <sup>2</sup> Dedicated SQ FT	<b>B</b> Library Portion of Common SQ FT	<b>C</b> Other <sup>3</sup> Common SQ FT	<b>D</b> Other <sup>3</sup> Dedicated SQ FT
1. Proposed Building	>	0	0	0	0
2. Proposed Surface Parking Lot	>	0	0	0	0
3. Proposed Parking Structure	>	0	0	0	0
4. Future Building Expansion	>	0	0	0	0
5. Future Parking Expansion	>	0	0	0	0
6. Required Local Zoning Set-Backs	>	0	0	0	0
7. Desired Aesthetic Set-Backs & Amenities	>	0	0	0	0
8. Miscellaneous & Unusable Space	>	0	0	0	0
<b>9. Total Square Footage of Multipurpose Project Site</b>	>				
10. Proposed Under-Building Parking	>	0	0	0	0

<sup>2</sup> Library means that portion of the project that provides space for the delivery and support of public library direct services, including joint use school library services (co-location or joint venture).

<sup>3</sup> "Other" uses means any other space that does not provide for the delivery and support of public library direct services.



## Zoning

### Classification

1. What is the current zoning classification of the site? > C-1, OP

2. Will the site have to be rezoned to build the project?

Yes ☐ No ☒

### Variance or Waiver

3. Will a zoning variance or waiver be needed to build the project?

Yes ☒ No ☐

4. If so, list the date the variance or waiver has been or will be granted:

> 05/28/02  
(Date)

## Permits & Fees

### Permit & Fees Identification

Provide a list of any site permits or fees that have been or will need to be obtained:

	<u>Permit or Fee</u>	<u>Cost of Permit or Fee</u>	<u>Date Obtained or will be Obtained</u>
5. >	Orange Sanitation, Sewer, Plan Check and Permit	\$ 10,784	01/01/05
6. >	Transportation System Improvement Program	\$ 67,200	01/01/05
7. >	Orange Unified School District	\$ 9,240	01/01/05
8. >		\$	

## Drainage

9. Is the site in the 100-Year Flood Plain?

Yes ☐ No ☒

10. Do any watercourses that require control drain onto the site?

Yes ☐ No ☒

11. Do any watercourses that require control drain off the site?

Yes ☐ No ☒

12. Is the storm sewer system currently adequate to prevent localized flooding of the site?

Yes ☒ No ☐

Describe any necessary mitigation measures regarding drainage.

The expansion of the Library Site necessitates the modification of Center Street (local collector street) from a through street to a Cul-de-sac. This new Cul-de-sac will require a catch basin for proper drainage.

## ***California Environmental Quality Act (CEQA)***

### **CEQA Litigation**

Are there any unresolved legal actions pending against the project regarding CEQA compliance? If so, provide the case name, court number, and a brief explanation.

There are no legal actions pending against the project regarding CEQA compliance. A Mitigated Negative Declaration was prepared for the project and approved by the Orange City Council on May 28, 2002. A Notice of Determination was filed with the Orange County Clerk (date-stamped May 30, 2002) and with the State Clearinghouse at the Office of Planning and Research (date-stamped May 29, 2002) in compliance with CEQA requirements.

### ***Energy Conservation***

Describe what measures (include building design, solar orientation, materials, mechanical systems, natural ambient lighting, etc.) are planned to reduce energy consumption and operating costs for the library.

The Orange Main Library Expansion project is designed to maximize energy efficiency while not sacrificing the historical context of the project. An ideal North- South orientation allows for maximum use of natural light, while the East and West orientations minimize penetrations and openings in the building envelope. A series of arcades and courtyards wrap the building providing not only a comfortable walking environment, but also protecting and shading the glass surfaces beyond.

All windows are recessed deeply into the facade to provide protection from direct sun, including clerestory windows which wrap both the new and existing buildings and are protected by deep overhangs. Highly efficient mechanical systems are designed to exceed Title 24 standards by a minimum of 15%. A protected mechanical well within the roof form will mitigate noise leaks to the surrounding residential neighborhood. Materials will be carefully chosen from recycled or recyclable sources and construction waste will be recycled whenever possible.

The majority of the existing library interior remodel completed in 1998 will be preserved in an effort to reduce cost and minimize waste.

The design for the Orange Main Library Expansion will provide a passive, yet responsible solution to sustainability while respecting the historic nature of Old Towne Orange.

## Historic Buildings

### Historic Status

1. Was the existing building, if it is being renovated or expanded as part of the project, or any buildings on adjacent properties, built longer than 50 years ago?

Yes ☒ No ☐

Is the existing library building project, or any buildings on adjacent properties:

2. On the National Register of Historic Places?

Yes ☒ No ☐

3. A National Historic Landmark?

Yes ☐ No ☒

4. A National Monument?

Yes ☐ No ☒

5. On County or Municipal Historic Designation list?

Yes ☒ No ☐

6. On the California Register of Historical Resources list?

Yes ☒ No ☐

7. A California Historical Landmark?

Yes ☐ No ☒

8. A State Point of Historical Interest?

Yes ☐ No ☒

### Federal Compliance

9. Will this project utilize Federal funds or require a permit or license from a Federal Agency?

Yes ☐ No ☒

10. If yes, has the review process required by section 106 of the National Historic Preservation Act been completed?

Yes ☐ No ☒

If not, please explain.

Typically only projects that use federal funds still trigger a Section 106 review and subsequent comments from the State Historic Preservation Office (SHPO). The State Preservation Office has policy that it does not comment on projects that are not Federally funded or entitled. The Historic Preservation Design Standards for Old Towne Orange and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation were used in reviewing this local project. These adopted criteria closely model the same preservation criteria used under the Section 106 review process.

**State Historic Preservation Office (SHPO)**

1. Has the State Historic Preservation Office been contacted regarding the project?

Yes ☒ No ☐

If yes, summarize any comments received from SHPO. Does the project meet the Secretary of the Interior's Standards for the Treatment of Historic Properties? Please explain.

The State Historic Preservation Office was sent a copy of the Cultural Resources Assessment (Appendix "B") of the Initial Study and a copy of the Proposed Mitigated Negative Declaration No. 1688-02 for the proposed Main Library expansion on April 25, 2002.

Even though no federal funds will be used in the Orange Main Library Expansion project the City of Orange requested a courtesy review and comments from SHPO. Based on subsequent phone communications with SHPO, the City of Orange was informed that it is SHPO's policy not to comment on projects that are not federally funded.

**Local Historic Preservation Ordinance**

2. Is there a local historic preservation ordinance that applies to the proposed project site or any adjacent properties?

Yes ☒ No ☐

If yes, briefly specify any applicable requirements or restrictions, such as height limits, etc. Further, describe any ways that the proposed project's conceptual design plans are not substantially in compliance with the local historic preservation ordinance.

The design and setting of the proposed Orange Main Library Expansion project and subsequent relocation of the historic Edwards House within the City's Old Towne Historic District will meet the City's Historic Preservation Design Standards for Old Towne Orange and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation. Specifically, the project as reviewed and recommended by the City's Design Review Committee and Planning Commission meets the following criteria:

1. The City's Historic Preservation Design Standards address regulations as to project compatibility for new and infill construction within the Historic District. The proposed expansion and redesign of the Main Library in the Spanish Colonial Revival architectural style will be visually compatible in terms of design, height and context with neighboring historic buildings.
2. The project component to relocate the Edwards House conforms to the standards and design criteria referenced and/or recommended by the Design Review Committee including the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation. Relocating, restoring and returning the Edwards House to a residential use within an appropriate historical setting furthers the preservation goals of the City in protecting its historic resources.

## Geotechnical Report

Identify and summarize any special geologic conditions, including, but not limited to, compressible and expansive soils, tunnels and mine shafts, unstable slopes, active seismic zones, excessive ground water and areas prone to liquefaction. Indicate if these conditions will prevent the use or significantly increase the cost of developing the site for a public library building.

Based on Earth Mechanics' field investigation, laboratory soil tests, and analysis of the collected data, the site is void of mine shafts, tunnels, any unstable slopes, active seismic zones, excessive ground water, or areas prone to liquefaction. The 2002 geotechnical study concluded that the proposed improvements are feasible from a geotechnical viewpoint provided the recommendations contained in this report are implemented during design and construction.

Overexcavation and Recomposition. The entire footprint of library expansion building should be overexcavated to a minimum depth of 5 feet below the existing grade. For the remaining areas (outdoor children's garden and parking areas), the depth of overexcavation should be at least 2 feet below the existing grade. The exposed bottom of the overexcavation must be inspected by the geotechnical consultant, prior to placement of engineered fill, to ensure the competent bottoms have been exposed and that no additional overexcavation is necessary. Prior to placing engineered fill, the exposed bottom of overexcavations should be scarified to a minimum depth of 8 inches, conditioned as necessary to achieve near optimum moisture content, and compacted in place to at least 90 percent relative compaction.

Groundwater. Groundwater was not encountered down to a depth of 51.5 feet below the existing grade. Therefore, groundwater is not expected to be encountered during footing and utility construction.

Allowable Bearing Capacity. An allowable bearing capacity of 2000 psf is recommended provided the minimum embedment depth is 18 inches below lowest adjacent grade, and the minimum footing width is 15 inches. The allowable bearing capacity may be increased by 300 psf for each additional foot of width and by 500 psf for each additional foot of embedment to a maximum value of 3500 psf. The allowable bearing capacity may be increased by one-third for wind and seismic loading.

Fence Wall. Fence wall footing bottoms should be founded 12 inches minimum below the lowest adjacent grade. To reduce the potential for unsightly cracks, we recommend providing construction joints at 10 to 20 foot intervals.

## Demolition

Describe any necessary demolition of structures and the associated costs involved with the site.

(If no demolition, indicate by "N/A")

<u>Structure(s) to be Demolished</u>		<u>Demolition Cost Estimate</u>
1. >	N/A	\$
2. >	N/A	\$
3. >	N/A	\$
4. >	N/A	\$
5. >	N/A	\$
6. >	N/A	\$
<b>Total Demolition:</b>		> \$

## Utilities

Describe availability of utilities and associated costs if any utilities are not currently located within 100 feet of a property line of the site.

<u>Utility</u>	<u>Availability</u>	<u>Cost to bring Service to Site (Ineligible)</u>
1. Electricity	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____
2. Fiber Optic Cable	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____
3. Telephone	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____
4. Gas	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____
5. Cable TV	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____
6. Storm Sewer	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____
7. Sanitary Sewer	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____
8. Water	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ _____

## Site Development

(All off-site costs beyond 100 foot utility tie-ins are local ineligible expenses, but shall be identified and included in the budget estimate under ineligible site development costs.)

<u>Site Development Costs</u>	<u>Eligible</u>	<u>Ineligible</u>
1. Utilities.....	> \$ 287,085	\$ _____
2. Cut, Fill & Rough Grading.....	> \$ 104,939	\$ _____
3. Special Foundation Support (pilings, etc.).....	> \$ 0	\$ _____
4. Paving, curbs, gutters & sidewalks.....	> \$ 305,398	\$ _____
5. Retaining Walls.....	> \$ 0	\$ _____
6. Landscaping.....	> \$ 79,983	\$ _____
7. Signage.....	> \$ 31,913	\$ _____
8. Lighting.....	> \$ 104,673	\$ _____
9. Removal of underground tanks.....	> \$ 0	\$ _____
10. Removal of toxic materials.....	> \$ 0	\$ _____
11. Rock removal.....	> \$ 0	\$ _____
12. Traffic signals.....	> \$ 0	\$ _____
13. Other (Specify): <u>Demo</u>	> \$ 404,612	\$ _____
14. Other (Specify): <u>Trash Enclosure, Book Drops</u>	> \$ 29,104	\$ _____
<b>15. TOTAL SITE DEVELOPMENT COSTS:.....</b>	<b>&gt; \$ 1,347,707</b>	<b>\$ _____</b>

# FINANCIAL INFORMATION

## Normal Public Construction Costs in the Applicant's Area

*For projects with new construction only (i.e., constructing a totally new library building or the expansion to an existing building)*

### Construction Cost Index Approach:

To justify the eligible projected construction cost estimate for new construction, applicants shall complete the following:

#### 1) January 2002 current costs per square foot:

- A. For new facilities: **\$202 /SF**  
 B. For square footage added to an existing building, i.e. "expansions": **\$238 /SF**

Multiply the appropriate County Locality adjustment Factor (2B) by the appropriate new cost per square foot figure (2C) (See section 20436 (c) (1) to obtain the "Locally Adjusted Construction Cost per Square Foot" figure (2D):

2)A. County: > <u>Orange</u>	County Locality B. Adjustment Factor: > <u>1.01</u>	X	Appropriate C. New Cost/SF: > <u>\$ 238</u> /SF = D. > <u>\$ 240</u> /SF
	<small>Name of Project County</small>		<small>(Select: 1A or 1B)</small>
[Example: <u>Solano</u>	<u>1.07</u>	X	<u>\$ 202</u> /SF = <u>\$ 216</u> /SF]

3) A. Locally Adjusted Construction Cost Per Square Foot: > \$ 240 /SF  
(Re-enter Line 2D)

The "Locally Adjusted Construction Cost per Square Foot" (3A) figure may be increased by 1/5 percent per month for each month from January 1, 2002, through to the estimated mid-point of construction of the project.

Multiply the number of months (4A) times .002 (1/5%) to get an inflation factor (4B). Multiply the inflation factor (4B) times the "Locally adjusted Construction Cost per Square Foot" figure (4C) to get an "Additional Cost per Square Foot" figure (4D)

4) A. Number of Months: > <u>46</u> X .002 = <u>(1/5%)</u>	Inflation B. Factor: > <u>.092</u>	X	Locally Adjusted C. Construction \$/SF: > <u>\$ 240</u> /SF =	Additional \$/SF D. > <u>\$ 22</u> /SF
			<small>(Re-enter 3A)</small>	
[Example <u>14</u> X .002 =	<u>.028</u>	X	<u>\$ 216</u> /SF =	<u>\$ 6</u> /SF]

Add the resulting "Additional Cost per Square Foot" figure (5A) to the "Locally Adjusted Construction Cost per Square Foot" figure (5B) to get the "Eligible Projected Construction Cost per Square Foot" figure (5C):

5) A. Additional Cost/SF: > <u>\$ 22</u> /SF +	Locally Adjusted B. Construction \$/SF: > <u>\$ 240</u> /SF =	Eligible Projected C. Construction \$/SF: > <u>\$ 262</u> /SF
<small>(Re-enter 4D)</small>	<small>(Re-enter 4C)</small>	
[Example <u>\$ 6</u> /SF +	<u>\$ 216</u> /SF =	<u>\$ 222</u> /SF]

The total "Eligible Projected Construction Cost" for the project is calculated by multiplying the "Eligible Projected Construction Cost per Square Foot" figure (5C) by the total number of square feet of new construction:

6) The Eligible Projected Construction \$/SF:	> <u>\$ 262</u> /SF
Multiplied By	<small>(Re-enter 5C)</small>
7) The Square Footage of New Construction:	> <u>28,000</u> SF
Equals	
8) The Eligible Projected Construction Cost:	> <u>\$ 7,340,000</u>

If the projected construction cost estimated by the project architect is lower than the figure in Line 8, the applicant shall use the lower figure as the normal public construction cost in the applicant's area.

A 10% project contingency amount is allowed and is calculated by multiplying the total Eligible Projected Construction Cost by 10%:

9) Eligible Contingency: (10% of Line 8)	> <u>\$ 734,000</u>
--	---------------------

## Comparable Public Construction Approach:

As an alternate to the Construction Cost Index approach to estimating normal construction costs in the applicant's area, the applicant may employ a local public construction cost comparison approach to calculate the Eligible Projected Construction Cost figure. [See section 20436 (c) (3)]. List a minimum of three comparable public construction projects that have been bid within the applicant's County within three years of the Board's deadline for application.

Comparable public construction projects are public libraries, community colleges, post offices, museums, courthouses, city halls, auditoriums, convention centers, civic centers, senior citizens centers, public schools, and recreation centers.

The costs listed shall be for construction of the building only and exclusive of any site acquisition, demolition, development, utilities, or landscaping; surface and under building parking; works of art; shelving; furniture; built-in service desks, counters, workstations, or other casework; movable equipment; or architectural and engineering fees.

	Project	Date Bid	Construction Cost/SF	Example:
A. >	_____	_____	\$ _____ /SF	\$ 230 /SF
B. >	_____	_____	\$ _____ /SF	\$ 210 /SF
C. >	_____	_____	\$ _____ /SF	\$ 220 /SF
D. >	_____	_____	\$ _____ /SF	_____ /SF
E. TOTAL		>	\$ _____ /SF	\$ 660 /SF

### 10) Locally Determined Comparable Cost per Square Foot (\$/SF):

> \$ \_\_\_\_\_ /SF Divided by > \_\_\_\_\_ = > \$ \_\_\_\_\_ 0 /SF  
 Re-enter Line E # of Projects Locally Determined Comparable Cost per Square Foot

[Example \$ 660 /SF Divided By 3 = \$ 220 /SF]

The "Locally Determined Comparable Cost per Square Foot" (10) figure may be increased by 1/5 percent per month for each month from January 1, 2002, through to the estimated mid-point of construction of the project.

Multiply the number of Months (11A) times .002 (1/5%) to get an inflation factor (11B). Multiply the inflation factor (11B) times the "Locally Determined Comparable Cost per Square Foot" figure (11C) to get the "Additional Cost per Square Foot" figure (11D):

Number	Inflation	Locally Determined	
11) A. of Months: > _____ X .002 = _____ (1/5%)	B. Factor: > _____ X	C. Comparable \$/SF: > _____ (Re-enter 10)	D. > \$ _____ /SF
[Example 14 X .002 = .028 X		\$ 220 /SF =	\$ 6 /SF]

Adding the resulting "Additional Cost per Square Foot" figure (12A) to the "Locally Determined Construction Cost per Square Foot" figure (12B) gives the "Eligible Projected Construction Cost per Square Foot" figure (12C):

Additional	Locally Determined	Eligible Projected
12) A. Cost/SF: > \$ _____ /SF + (Re-enter 11D)	B. Construction \$/SF: > _____ (Re-enter 11C)	C. Construction \$/SF: > \$ _____ /SF
[Example \$ 6 /SF +	\$ 220 /SF =	\$ 226 /SF]

The "Eligible Projected Construction Cost" is calculated by multiplying the "Eligible Projected Construction Cost per Square Foot" figure (12C) times the square footage of new construction:

13) The Eligible Projected Construction \$/SF:	> \$ _____ /SF
Multiplied By	(Re-enter 12C)
14) The Square Footage of New Construction:	> _____ SF
Equals	
15) The Eligible Projected Construction Cost:	> \$ _____

If the projected construction cost estimated by the project architect is lower than the figure in Line 15, the applicant shall use the lower figure as the normal public construction cost in the applicant's area.

A 10% project contingency amount is allowed and is calculated by multiplying the total Eligible Projected Construction Cost by 10%:

16) Eligible Contingency: (10% of Line 15) > \$ \_\_\_\_\_



**Library Project Budget** (All projects except Multipurpose Projects)

If there are no costs in any line item below for the project, specify by putting a zero "0" in the blank provided.

		<u>Eligible</u>	<u>Ineligible</u>
1)	New Construction..... >	\$ 5,623,172	\$
2)	Remodeling Construction..... >	\$ 1,374,408	\$
3)	Contingency..... >	\$ 734,000	\$
4)	Appraised Value of Building..... >	\$ 0	\$
5)	Appraised Value of Land..... >	\$ 958,320	\$
6)	Site Development..... >	\$ 1,347,706	\$
7)	Site Demolition..... >	\$ 100,000	\$ 100,000
8)	Site Permits & Fees..... >	\$ 87,095	\$
9)	Site Option to Purchase Agreement..... >	\$ 0	\$
10)	Furnishings & Equipment Costs..... >	\$ 1,568,778	\$
11)	Signage..... >	\$	\$
12)	Architectural & Engineering Costs..... >	\$ 1,256,237	\$
13)	Construction Cost Estimator Fees..... >	\$ 40,000	\$
14)	Interior Designer Fees..... >	\$ 365,139	\$
15)	Geotechnical/Geohazard Reports..... >	\$ 50,000	\$
16)	Hazardous Materials Consultant Fees..... >	\$ 2,750	\$
17)	Energy Audit, Structural Engineering, Feasibility & ADA Studies..... >	\$ 0	\$
18)	Library Consultant Fee..... >	\$ 148,800	\$
19)	Construction Project Management..... >	\$ 321,261	\$
20)	Other Professional Fees..... >	\$ 64,950	\$
21)	Local Project Administration Costs..... >	\$	\$ 100,000
22)	Works of Art..... >	\$	\$ 25,000
23)	Relocation Costs & Moving Costs..... >	\$	\$ 180,000
24)	Acquisition of Library Materials..... >	\$	\$ 1,200,000
25)	Other (Specify): _____ >	\$	\$
26)	Other (Specify): Technology & Ergonomics >	\$	\$ 640,000
27)	Other (Specify): Project Contingency >	\$	\$ 250,000
28)	<b>TOTAL PROJECT COSTS:</b> ..... >	<b>\$ 14,042,616</b>	<b>\$ 2,495,000</b>

**Sources of Project Revenue** (All projects except Multipurpose Projects)

29)	State Matching Funds (65% of Line 28 <sup>1</sup> Eligible Costs).....	>	\$	9,127,700
30)	Local Matching Funds (Line 28 Eligible Costs minus Line 29).....	>	\$	4,914,916

[Must also equal the total of Lines 31 - 35]

**Sources of Local Matching Funds:**

31)	City.....	>	\$	4,889,916
32)	County.....	>	\$	
33)	Special District.....	>	\$	
34)	Private.....	>	\$	25,000
35)	Other (Specify): .....	>	\$	
36)	Local Credits [Land <sup>2</sup> and A&E Fees].....	>	\$	1,056,761
37)	Adjusted Local Match [Line 30 minus Line 36].....	>	\$	3,858,155
38)	Supplemental Local Funds [Same as Line 28 ineligible].....	>	\$	2,495,000
39)	<b>TOTAL PROJECT INCOME:</b> [Add Lines 29, 30, and 38].....	>	\$	<b>16,537,616</b>

<sup>1</sup> Up to a maximum of \$20,000,000<sup>2</sup> Land credit is not allowed for land acquired by funds from the "Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998" [See Education Code section 19995 (c) which references Part 68 (commencing with section 100400 of the Education Code)]**Projected Library Operating Budget**(New Public Libraries, including Conversion Projects except Multipurpose Projects)

<b>EXPENDITURES</b>		<b>INITIAL START-UP EXPENSES</b>		<b>ANNUAL EXPENSES</b>
1. Salaries/Benefits	>	\$	581,995	\$ 3,227,007
2. Facilities Costs	>	\$	282,142	\$ 560,801
Insurance				
Maintenance [Including Custodial, Trash, Landscaping, etc.]				
Security				
Utilities				
Other (Specify): .....				
3. Equipment & Supplies Costs	>	\$	91,276	\$ 182,552
Equipment				
Supplies				
4. Materials	>	\$	28,969	\$ 453,969
Books, AV, Magazines, & Newspapers				
Electronic Services & Subscriptions				
Other Formats				
5. Other Allocations (As applicable to the proposed project)	>	\$	109,371	\$ 295,870
Administrative/Business Office				
Branch Operations				
Circulation Services				
Facilities & Capital Coordination				
Program Planning				
Technical Services				
Other (Specify): .....				
6. Miscellaneous (Other)	>	\$	165,992	\$ 381,802
7. TOTAL EXPENDITURES:	>	\$	1,259,745	\$ 5,102,001

# **Multipurpose Project Budget (With Library Project Budget)** *(Multipurpose Projects Only)*

*If there are no costs in any line item below for the project, specify by putting a zero "0" in the blank space provided.*

Line Items:	A Library <sup>1</sup> Dedicated Eligible	B Library Portion of Common Eligible	C Library Total Eligible	D Library Total Ineligible	E Other <sup>2</sup> Total Ineligible
1. New Construction	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2. Remodeling Construction	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
3. Contingency	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
4. Appraised Value of Building	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
5. Appraised Value of Land	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
6. Site Development	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
7. Site Demolition	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
8. Site Permits & Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
9. Site Option Agreement	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
10. Furnishings & Equipment Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
11. Signage	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
12. Architectural & Engineering Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
13. Construction Cost Estimator Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
14. Interior Designer Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
15. Geotechnical/Geohazard Reports	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
16. Hazardous Materials Consultant Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
17. Energy Audit, Structural, ADA, & Engineering Feasibility Studies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
18. Library Consultant Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
19. Construction/Project Management	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
20. Other Professional Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
21. Local Project Administration Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
22. Works of Art	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
23. Relocation Costs & Moving Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
24. Acquisition of Library Materials	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
25. Other (Specify): _____	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>26. Total Project Costs:</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>

<sup>1</sup> *Library means that portion of the project that provides space for the delivery and support of public library direct services, including joint use school library services (co-location or joint venture).*

<sup>2</sup> *"Other" uses means any other space that does not provide for the delivery and support of public library direct services.*

**Sources of Multipurpose Project Revenue (Multipurpose Projects Only)**

27.	State Matching Funds (65% of Line 26 total eligible costs <sup>1</sup> ).....	>	\$
28.	Local Matching Funds.....	>	\$

[Column C, Line 26 minus Line 27. Must also equal the total of Lines 29 -33.]

**Sources of Local Matching Funds:**

29.	City.....	>	\$
30.	County.....	>	\$
31.	Special District.....	>	\$
32.	Private.....	>	\$
33.	Other (Specify): .....	>	\$
34.	Local Credits [Land <sup>2</sup> and A&E Fees].....	>	\$
35.	Adjusted Local Match (Line 28 minus Line 34).....	>	\$
36.	Supplemental Local Funds (Same as Line 26 Library (D) and Other (E) Total Ineligible).....	>	\$
37.	<b>TOTAL PROJECT INCOME:</b> (Add Lines 27, 28 and 36).....	>	\$

<sup>1</sup> Up to a maximum of \$20,000,000

<sup>2</sup> Land credit is not allowed for land acquired by funds from the "Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998" [See Education Code section 19995 (c) which references Part 68 (commencing with section 100400 of the Education Code)]

**Projected Library Operating Budget (Multipurpose New Construction and Conversion Projects Only)**

<u>EXPENDITURES</u>		<u>INITIAL START-UP EXPENSES</u>	<u>ANNUAL EXPENSES</u>
1. Salaries/Benefits	>	\$ 0	\$ 0
2. Facilities Costs	>	\$ 0	\$ 0
Insurance			
Maintenance [Including Custodial, Trash, Landscaping, etc.]			
Security			
Utilities			
Other (Specify): .....			
3. Equipment & Supplies Costs	>	\$ 0	\$ 0
Equipment			
Supplies			
4. Materials	>	\$ 0	\$ 0
Books, AV, Magazines, & Newspapers			
Electronic Services & Subscriptions			
Other Formats			
5. Other Allocations (As applicable to the proposed project)	>	\$ 0	\$ 0
Administrative/Business Office			
Branch Operations			
Circulation Services			
Facilities & Capital Coordination			
Program Planning			
Technical Services			
Other (Specify): .....			
6. Miscellaneous (Other)	>	\$ 0	\$ 0
7. TOTAL EXPENDITURES:	>	\$	\$

## **Financial Capacity** *(New Construction and Conversion Projects Only)*

Applicants with new public library projects shall describe their financial capacity to open and maintain operation of the proposed library including anticipated revenue sources for library operations support.

The City of Orange maintains a solid fiscal position and has a clear financial capacity to open and maintain operation of the proposed Orange Main Library Expansion. A City Budget of \$142.7 million has been adopted for Fiscal Year 2002-03. Total City of Orange revenues for Fiscal Year 2002-03 -- as identified in the City of Orange Budget approved on May 28, 2002, by the Orange City Council -- are projected at \$133,494,723. Sales tax and property tax make up the two largest sources of General Fund revenues in the City, and Orange's projected General Fund revenues for FY 2002-03 total \$63,898,498. The City's Library Services Department -- newly created in FY 2002-03, with the Library formerly a Division within the Department of Community & Library Services -- is funded with General Fund revenues for its capital projects and operating costs. Recognizing the need several years ago to begin planning toward a new or expanded Main Library, the City has been directing half a million dollars annually since FY 1998-99 into a designated "New Main Library" Capital Improvements Program fund. That fund has provided \$2 million of the City's eligible match and ineligible contribution in this Library Bond Act application, with the remaining dollars to come from capital funds that the City Council voted on May 28 to shift from other projects if the Orange Main Library Expansion receives a Library Bond Act award. General Fund revenues will also be used to open and maintain operations of the proposed Orange Main Library Expansion, with the City committed to increasing its annual General Fund allocation for library services to support 100% of current and expanded staffing, utilities, equipment and supplies, administrative overhead, and the like. In addition, two nonprofit support groups -- the fledgling City of Orange Public Library Foundation, Inc., and the longstanding Friends of the Orange Public Library, Inc. -- have pledged a total of \$25,000 toward this Library Bond Act application and are extremely excited about the opportunity to raise much more through community partnerships to supplement (but not to supplant) Orange Public Library services, programs and facilities.

## **PROJECT TIMETABLE**

### **Provide the timetable for the proposed project.**

Show estimated dates of completion for future activities, as well as actual dates for activities already completed.

<u>ACTIVITY</u>		<u>DATE</u>
1. Planning and Land Use Permits Obtained (If Applicable)	>	5/0/02
2. Site Acquired (Obtain Possession by Purchase, Donation or Lease)	>	N/A
3. Schematic Plans Completion	>	09/01/03
4. Design Development Plans Completion	>	01/01/04
5. Working Drawings (90%) Completion	>	05/01/04
6. Construction Documents Completion	>	09/01/04
7. Project Advertised for Bids	>	10/04/04
8. Start of Construction	>	01/01/05
9. Estimated Mid-Point of Construction	>	10/01/05
10. Completion of Construction	>	07/01/06
11. Opening of Library Building to the Public	>	08/01/06
12. Final Fiscal & Program Compliance Review Completed	>	12/01/06

# APPLICATION CERTIFICATION

## SIGNATURES

The parties below attest to and certify the accuracy and truthfulness of the application for California Reading and Literacy Improvement and Public Library Construction and Renovation Bond Act of 2000 funds. If the application is successful, the applicant agrees to execute the project on the basis of the application data provided herein including all supporting documents.

### AUTHORIZED OFFICIAL OF THE APPLICANT JURISDICTION

Signature of Mayor, Chairperson of Board of Supervisors, or Head of District, authorized to make application for the local jurisdiction.

> \_\_\_\_\_  
Signature

> \_\_\_\_\_  
Date

> Mark A. Murphy  
Name (type)

> Mayor, City of Orange  
Title (type)

### LIBRARY DIRECTOR OF THE OPERATING LIBRARY JURISDICTION

I hereby affirm that the library jurisdiction, for which I am the administrative agent, approves of the application and will operate the facility as a public library after its completion.

> \_\_\_\_\_  
Signature

> \_\_\_\_\_  
Date

> Nora Jacob  
Name (type)

> City Librarian, City of Orange  
Title (type)

- ***SUBMIT COMPLETED APPLICATION FORM AND SUPPORTING DOCUMENTS ACCORDING TO INSTRUCTIONS IN SECTION 20440***

- ***MAIL APPLICATION AND SUPPORTING DOCUMENTS TO:***

***Bond Act Fiscal Officer  
Office of Library Construction  
1029 J Street, Suite 400  
Sacramento, CA 95814-2825***